



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 11, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Contract For Construction Of The Elings Park Landfill Gas Collection And Control System Project

RECOMMENDATION: That Council:

- A. Increase appropriations by \$919,308 into the Solid Waste Fund from reserves to cover the cost of the construction and post-construction phases of the Elings Park Landfill Gas Collection and Control System Project (Project);
- B. Award a construction contract with Environmental Construction, Inc. (Environmental), in their low bid amount of \$496,460 for construction of the Project, Bid No. 3587;
- C. Authorize the Public Works Director to execute the construction contract and approve expenditures up to \$74,000 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- D. Authorize the Public Works Director to execute a Professional Services contract with Geosyntec Consultants (Geosyntec) in the amount of \$64,350 for design support services during construction, special inspection, and material testing services, and approve expenditures of up to \$6,435 for extra services of Geosyntec that may result from necessary changes in the scope of work; and
- E. Authorize the issuance of a Professional Services contract with Geosyntec, subject to the review and approval of the City Attorney and the Public Works Director, in the not-to-exceed amount of \$103,063 for post-construction monitoring, maintenance, and permitting.

DISCUSSION:

PROJECT DESCRIPTION

The City has been directed by the Local Enforcement Agency of the California Integrated Waste Management Board and the Regional Water Quality Control Board to bring the closed landfill at Elings Park into regulatory compliance for excessive

production and off-gassing of methane. Two of the gas wells have shown continued levels of methane greater than the State's limit.

While there are different approaches to handling the methane gas, all require that the gas first be captured by a gas extraction system. After significant design review and consultation with regulatory agencies, the proposed Gas Collection and Control System project plans and specifications consists of:

- Drilling four vertical collection wells into the landfill to collect the gas
- An underground pipeline to collect the gas from the wells and transport it to a treatment system
- A thermal oxidizer to safely and effectively destroy the landfill gas
- New electrical service to the treatment system
- An enclosure with equipment to support the treatment system
- Landscaping and fencing to screen the enclosure

The project is set to begin in February 2011 to avoid penalties for non-compliance from the Local Enforcement Agency. Starting the Project at this time will also allow construction to be completed before the busy summer season at Elings Park.

CONTRACT BIDS

A total of five bids were received for the subject work, ranging as follows:

	BIDDER	BID AMOUNT
1.	Environmental Construction Woodland Hills, CA	\$496,460
2.	Humphrey Constructors Diamond Bar, CA	\$517,000
3.	Sukut Construction Santa Ana, CA	\$556,650*
4.	SCS Field Services Long Beach, CA	\$594,400
5.	Innovative Solutions Santa Ana, CA	\$639,000

*corrected bid total

The low bid of \$496,460, submitted by Environmental, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$74,000, or 15%, is recommended for this type of work due to the potential unknowns of drilling and trenching in a closed landfill.

CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with Geosyntec in the amount of \$64,350 plus extra services for design support services during construction, special inspection for the well installations, material testing, and initial commissioning services. Geosyntec is experienced in this type of specialized work.

POST-CONSTRUCTION PHASE CONTRACT SERVICES

Staff recommends that Council authorize the issuance of a contract with Geosyntec, subject to the review and approval of the City Attorney and the Public Works Director, in the amount \$103,063, for four months of post-construction monitoring, maintenance, and permitting. This Project is permitted through the Air Pollution Control District, and in accordance with the initial construction permit, regular reporting is required in an effort to obtain a final permit to operate. During this four-month period, Geosyntec will maintain the facility and make changes to optimize performance. Due to the unique expertise needed to run this facility, and upon completion of the first initial maintenance period, staff intends to bid out the long-term maintenance of this facility. The ongoing annual maintenance and operation cost of running this facility is currently unknown.

PUBLIC OUTREACH

City staff has worked extensively with the Elings Park Foundation (Foundation) during the design phase to ensure the Project meets the needs of the Foundation. Neighbors of Elings Park received mailed notices regarding the Project and its purpose. As the Project continues to construction, staff will again distribute mailings informing Elings Park neighbors of the Project. Signage will be set up in Elings Park to educate the public on the Project and alert them of upcoming closures. Through Project completion, staff will continue to work with the Foundation to ensure park users and neighbors stay informed.

FUNDING

This Project is funded by the Solid Waste Fund. There are sufficient funds in the Solid Waste Fund Reserves to cover the remaining cost of this Project of \$919,308. Up to 50% of construction costs may be reimbursed to the Solid Waste Fund Reserves by a grant through CalRecycle. The City applied for the grant in December 2010, and anticipates hearing a response from CalRecycle before February 2011.

The following summarizes the expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Environmental Construction Inc.	\$496,460	\$74,000	\$570,460
Geosyntec (Construction Support Services)	\$64,350	\$6,435	\$70,785
Geosyntec (Post-Construction Services)	\$103,063	\$0	\$103,063
TOTAL RECOMMENDED AUTHORIZATION			\$744,308

The following summarizes all Project design costs, construction contract funding, and other Project costs:

ESTIMATED TOTAL PROJECT COST

**Cents have been rounded to the nearest dollar in this table.*

Design (by Contract)	\$94,366
City Staff Costs	\$25,000
Subtotal	\$119,366
Construction Contract	\$496,460
Construction Change Order Allowance	\$74,000
Subtotal	\$570,460
Construction Management/Inspection (by City Staff)	\$65,000
Design Support Services/ Special Inspection/ Material Testing (by Contract)	\$70,785
Reimbursement of Lost Revenue to Elings Park Foundation	\$80,000
Post-Construction Monitoring/ Maintenance/ and Permitting (by Contract)	\$103,063
Building Permits/APCD Permits	\$5,000
Post-Construction Facility Management (by City Staff)	\$25,000
Subtotal	\$348,848
TOTAL PROJECT COST	\$1,038,674

The cost of this Project includes reimbursement of lost revenue to the Foundation from the ball fields and Cappello picnic area. Elings Park staff anticipates a loss of at least \$63,000, and actual lost revenue will be greater if the project experiences construction delays. A budget of \$80,000 should allow staff to address the Foundation's revenue loss. The Foundation will provide the City with reasonable documentation to substantiate the actual loss of revenue.

SUSTAINABILITY IMPACT:

This Project will abate air quality issues associated with the off-gassing from decaying materials within the closed landfill into the surrounding areas. As required by the Santa Barbara County Public Health Department, the Project will control the migration of landfill gas and bring Elings Park into compliance. Doing so will provide for the safety of Elings Park users and adjacent neighborhoods, and reduce the environmental impacts associated with the former landfill.

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